

BLOCK J W3/4 OF SUB C OF LOT  
11 & PT OF ABDN ALLEY  
IN OR 1310/82

DOUGHERTY ROBERT C & KATHLEEN C  
PO BOX 16654  
FERNANDINA BEACH, FL 32035-3128

2023

00-00-31-1120-000J-0115



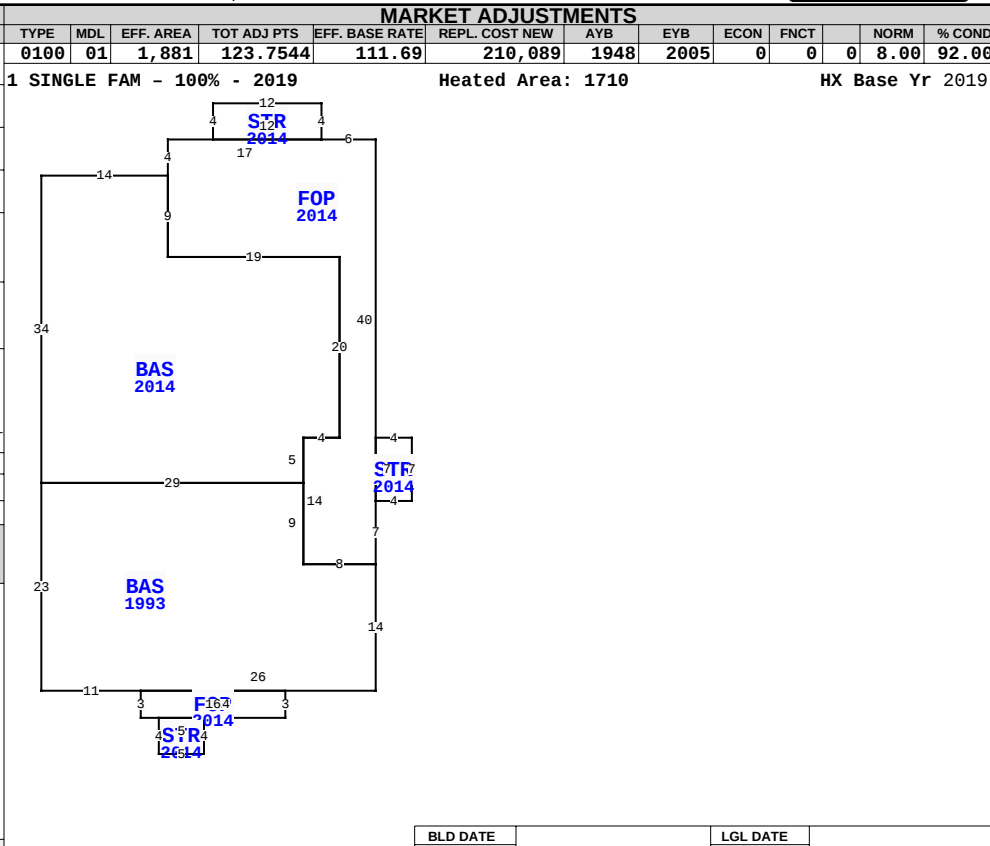
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 90    |
| Interior Floo            | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1008.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 779              | 100         | 779          | 80,046               |
| BAS       | 931              | 100         | 931          | 95,664               |
| FOP       | 48               | 30          | 14           | 1,439                |
| FOP       | 491              | 30          | 147          | 15,105               |
| STR       | 20               | 10          | 2            | 205                  |
| STR       | 28               | 10          | 3            | 308                  |
| STR       | 48               | 10          | 5            | 513                  |
| TOTALS    | 2,345            |             | 1,881        | 193,282              |

| EXTRA FEATURES |            |             |         |    |    |          |    |       |                |
|----------------|------------|-------------|---------|----|----|----------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0810       | CONCRETE A  | 0 100   | 26 | 2  | 52.00    | SF | 6.50  | 6.50           |
| 2              | 0510       | GARAGE WD-  | 0 100   | 20 | 16 | 320.00   | SF | 35.00 | 35.00          |
| 3              | 0810       | CONCRETE A  | 0 100   | 99 | 16 | 1,584.00 | SF | 6.50  | 6.50           |
| 4              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 390.00   | SF | 6.50  | 6.50           |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 75.00 | 147.00 | 75.00       |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 14,898      |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 14,898      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1 2             |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 2              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 193,282   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 14,898    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 207,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 415,180   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 164,814   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 250,366   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 200,366   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 415,180   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  | 0         |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 356,840   |  |  |  |  |

| PERMIT NUM | DESCRIPTION         | AMT    | ISSUED     |
|------------|---------------------|--------|------------|
| 20140031   | ADDITION            | 99,261 | 01/07/2014 |
| 20121798   | DRIVEWAY ROW        | 0      | 08/30/2012 |
| 20121479   | 200 AMP UG          | 700    | 07/24/2012 |
| 20121012   | NEW SIDING, DOOR, W | 7,000  | 05/31/2012 |
| 20070356   | REPLACE WTR HEATE   | 0      | 02/27/2007 |
| 20060634   | SLAT FENCE          | 500    | 03/30/2005 |

| SALES DATA                  |            |              |        |        |           |               |  |
|-----------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number        | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1310/0082                   | 4/15/2005  | WD           | Q      | I      |           | 130,000       |  |
| GRANTOR: KERR EUGENE N      |            |              |        |        |           |               |  |
| GRANTEE: DOUGHERTY ROBERT C |            |              |        |        |           |               |  |
| 0718/0770                   | 11/18/1994 | WD           | U      | I      | 01        | 42,000        |  |
| GRANTOR: KERR FRANCES S     |            |              |        |        |           |               |  |
| GRANTEE: KERR EUGENE N      |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2014] W6 STR=[YR=2014] N4 W12 S4 E12\$ W17 S4<br>BAS=[YR=2014] W14 S34 BAS=[YR=1993] S23 E11 FOP=[YR=2014] S3<br>E2 STR=[YR=2014] S4 E5 N4 W5\$ E14 N3 W16\$ E26 N14 W8 N9 W29\$<br>E29 N5 E4 N20 W19 N9\$ S9 E19 S20 W4 S14 E8 N7 STR=[YR=2014]<br>E4 N7 W4 S7\$ N40\$. |  |  |  |  |  |  |  |  |  |